## Tres Suenos Unit Seventeen (REVISED)

City of El Paso — City Plan Commission — 9/20/2018 SUSU18-00074 — Major Combination

STAFF CONTACT: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

**PROPERTY OWNER:** G. Bowling Enterprises, LLC

**REPRESENTATIVE:** CEA Group

LOCATION: North of Montana and East of Rich Beem, District 5

ACREAGE: 23.13

VESTED: Yes

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION N/A

**REQUEST:** 

RELATED APPLICATIONS: N/A
PUBLIC INPUT: N/A

**STAFF RECOMMENDATION:** Approval subject to condition stated below.

**SUMMARY OF REQUEST:** The applicant proposes to subdivide 23.13 acres of land into 103 single-family residential lots, one 1.74-acre park and one 2.53-acre storm-water pond. The proposed subdivision lies within the Tres Suenos Land Study, which was approved on March 22, 2006. This application was approved on a preliminary basis by the City Plan Commission on May 31, 2018, however, it is now being resubmitted as a major combination due a subdivision boundary change. This subdivision is being reviewed under the former subdivision code. Access to the proposed subdivision will be provided via GR Campuzano and Mark Avizo.

**SUMMARY OF RECOMMENDATION:** Planning staff recommends **APPROVAL** of Tres Suenos Unit Seventeen on a major combination basis subject to the following condition:

• Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.



#### **CASE HISTORY**

Tres Suenos Unit Seventeen was approved by the City Plan Commission on a preliminary basis on May 31, 2018, however, it is now being resubmitted as a major combination due a subdivision boundary change.

#### DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

### RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.2:	
The City of El Paso should change its growth return to a pattern of compact well-connection.	pattern away from homogeneous land uses and cted mixed-use neighborhoods.
GOAL 2.3:	
The City of El Paso wishes to create complet sidewalks and frequent on-street parking.	te networks of multimodal streets with ample shaded
POLICY	DOES IT COMPLY?
2.2.4.a.: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	Yes, the applicant is proposing a public park.
<b>2.3.2.a:</b> New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is developing streets that connect to existing streets.
2.3.3.b: Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections.	Yes, the applicant is proposing dead-end streets, however, these will be connected to adjoining property in the future.

**NEIGHBORHOOD CHARACTER:** Subject property is zoned P-R 1 (Planned Residential District 1) and is currently vacant. Properties adjacent to the subject property are zoned P-R 1 (Planned Residential District 1) and the rest lie within the ETJ. Surrounding land uses are residential and commercial. The nearest school is Purple Heart Elementary, which is adjacent to the proposed property. There is a park proposed within the subdivision. This property is not located within any Impact Fee Service Area.

#### **COMMENT FROM THE PUBLIC:** N/A.

#### **STAFF COMMENTS:**

Planning staff recommends **APPROVAL** of Tres Suenos Unit Seventeen on a major combination basis subject to the following condition:

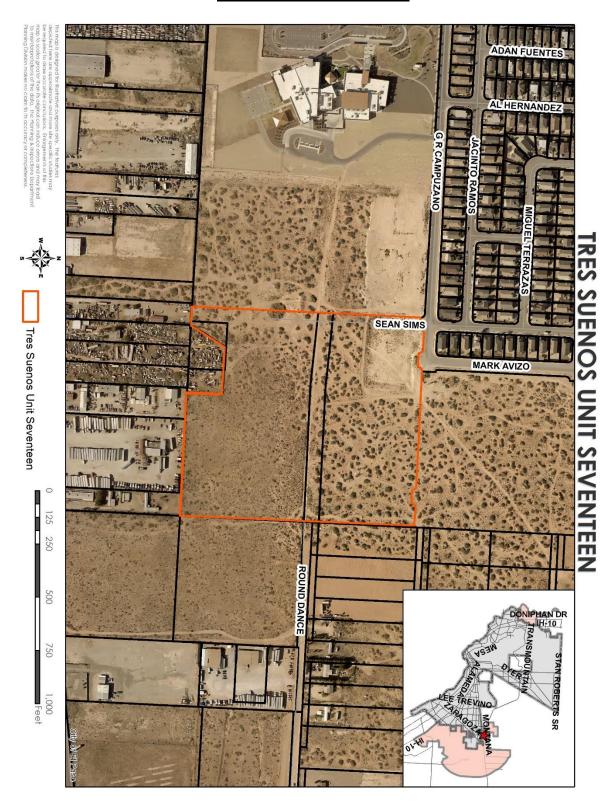
• Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.

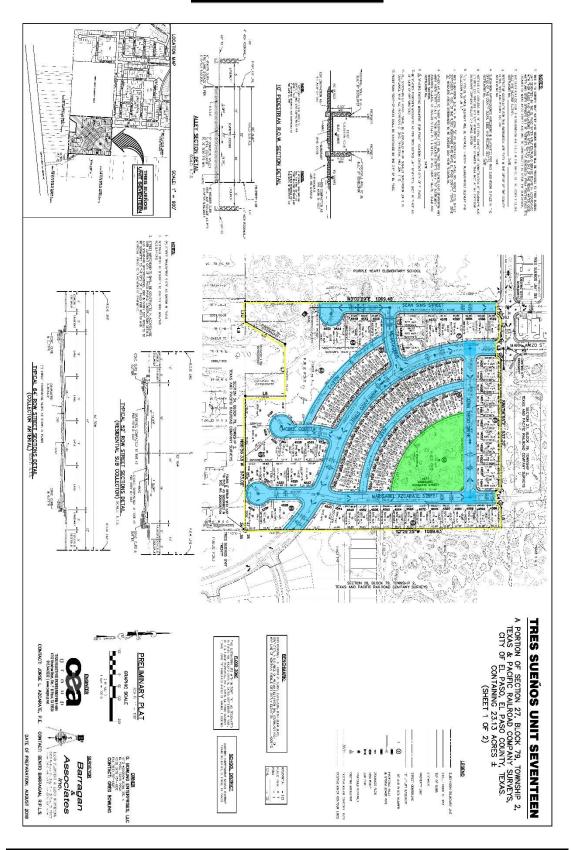
#### **PLAT EXPIRATION:**

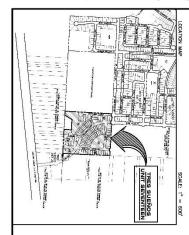
This application will expire on <u>March 20, 2019.</u> Failure to submit the recording plat in accordance with Section 19.08.100 (Recording plat submission) within the specified date, or within an approved six-month extension period, shall necessitate the total resubmission of the minor subdivision application which shall be subject to the subdivision regulations in effect at the time of resubmission.

#### **ATTACHMENTS:**

- 1. Location Map
- 2. Preliminary plat
- 3. Final plat
- 4. Application
- 5. Department Comments







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0130	CSS	201	690	CS.S	£83	CRI	U82	691	090	C80	CINA	CB/	689	CRO	294	CBS	082	CSI	080	673	674	077	076	673	574	673	672	500	683	088	087	096	CUS	284	CBJ	nn z	9 6	9	68	057	5	050		250
02370'35'	0.07.50.00	00.62.000	0037000	C2,75,500	020'35'26"	3,55,500	DEN'S9'S5"	DITA:03:32	023/30/55"	02330'55"	02330/95"	02330,023	0	023/30/55	0133035.	02320,00.	GD(150'42'	מנים של חש"	002'20'13"	00248/58*	00:140'00"	"cc.pa.co.	\$11.40,54°	05926'23"	088'12'X3"	280,020,080	08976,72,	09000000	0393854	D8474 18*	0167432	008'0" 38"	00813'41"	02440,0	0.62.0.30	0269753	01754545	DETAIL ST	0.555.00	0271157	5232626	030153157	77 07 250	and a second
-	2/23/02/E			3,55,917.75	22973/5/TE 0	3,52,35.455	STEEDY NOTE D	SWEETS D	S42724'22'E D	3/8/58/6	5497613TE 0	S57777'08"F D	S26,24,03,F D	3,65,85,655	0 3,455,E96	SE7'00'49'E 0	-	MASS/DOVN	MEG.28.41.W. 0	N-80,90,984	-	N6532277	-	-	$\rightarrow$	-	A,59,5,29h	_	-	S45'41'10'8 D	7.039,24.F. E	_	-	-	-	-	A CZ Z C SON	-	+	+	-	S47'48'16"N D	442"545" D	-
37.75	37.75	37.75	57.73	38.53	10.00	35.74	37.91	37.91	37,91	37.91	37.91	37.91	37.91	37.91	37.91	37.91		14.10	33.63	45.03	24.40	31.5"	38.77	25.15	30.24	78.29	26.15	28.29	348.36	689,057	84.78	4:39	43.05	178,40	- 1		20, 20,		392.08	305.66	38.41	78.47	25.15	
15.87	18.87	10.07	Pag	15.27	5.00	18.36	5 8	18.96	15.96	16.96	15.95	18.36	18.96	15.96	15.96	15.96	9.95	7.00	18.97	20.45	12.20	25.50	26.05	.9.81	23.00	20.00	, M.E.	20.00	391.76	451.58	42.82	21.06	21.56	83.77	12.86	78.42	1 2	44.50	202.90	157.25	19.71	20.22	.9.80	
27.72	31.10	37.74	37.72	825	12.00	38.71	37 S7	37.57	37.52	37.92	37 82	37.57	31.32	37.52	37.82	37 82	13.00"	14.145	33.83"	40 89	24 40"	25.50"	35.50	3.22	34 58	N. 47	5.22	3.42	050.64	73352	85.07	12.25	20.00	125,40	77.25	165.23	187.30	08.50	395.91	35d.5/	39,41	31.517	5.22	
G18.00"	018.00	00.00	618.00	618.00"	619.00"	615.00"	619.00"	618.00"	618.00"	618.00	619.00	618.00"	678,007	618.00	619.00	619,00	G18.00"	RESTER	832.00	832.00	832.50	75,00	274.20	20.00	20.00	27.30	22.90	25,00	902.50	498,201	300,201	300.00	300 00'	200.00	325,00	225.00	000 000	030.00	00.00	690,00	500.00	20,00	ZI.30	
000	8	740	8	0/0	2	Ë	2/2	3	040	033	18	750	38	180	2	523	012	8	25	025	028	027	626	2	524	23	22	000	CH	CHE	C17	CHI	95	623	CH	CID	9 5	9	8	9	g	8	2	

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3	SAMO	RADIUS	HINGH	AMAENT CHURD	CHURU	PEANING	DELIA	QURVE	SUKING	LENGIH		CHORD	BEARING	AT.BO
0.30	200	2000	40.00	2007	0.00	T See City Gifts	0020204	200	000,000	0.00	1000	30.04	3 01 04 000	O COME
0.36,	CES	513,00	3.32	75.87	3:32	909/7071	00379'55"	C103	379.00	30.56	15.28	30.54	3,65,70,595	201375
5'22"	25	315,00	5'.52'	15.87	5.32	S1571/02°E	GD5729"50"	910	379.00"	31.20	15.61	3.79	SE9'41'47'E	004/45/46*
3'57"	055	315,00	5.32	75.82	3.39	S16'46'57'8	0052900	5105	579.00	X2.84°	16.43	35.83	37433'05'8	05,85,60
8.36.	55	313.00	3.35	'5.87'	3'.32	\$20"8'52"E 003'29'55'	003799555	5105	378.00	28.81	14.45	28.90	579" 5"46"E	00472754
157	C57	313,00	3'.32'	15.67	3.32	523"46"47"E	003729'85"	C107	375,00	491.57	287.49	457.66	5/408/35°E	074'30'37"
E''5'	658	200.00	21.14"	1557	21.12	727" 0'04"L	005726'95*	0109	20.00	21.42	20.00	28.29	6,77,70,915	05,00,060
2,23,0	663	111,00	10,00	5.02	12.00	S25,32,34,4	GD1707'01"	0109	20.00	37.41	20.00	26.28	MELCEIPN	
9'08"	CBO	313.00	3.29	.0.83,	3'.28'	53132"14"E		C1'0	482.00	.8.39	3.20	18.38	302'15'44"W	37,26,00
4'25"	DIII	513.00	3.47	18.74	3'.47	535'22'32'E	535'22'32'E 003'30'65"	0111	982,00	82.76	26 39	52.75	2,95,34,003	00475006
755	0.02	813.00	31.67	.8.74	3'.47	538'53'27'0	538'53'27'E 003'30'56"	0.1.5	682.00"	52.50	27.81"	55.58	205757470	2019015
15	083	315.00	5.47	.77.75.	3.47	342724221	\$42'24'22'L GD5'30'55"	01'3	682.00	31.30	25.77	51.38	3,02,54,800	20471002
3.27.	180	515,00	3.47	12.74	27.47	5437531875	SACTO'M'F GDXCOOM"	0114	680,00	67.66	28.84	22.63	2,100,004.E	004/30/35
2,14.	cus	513,00	3'.47'	16.74	37.47	\$49'26'13"E	003790'65"	CIT'S	682,00	81.49	40.50	51.45	520'10'49'E	026'30'47"
.85.	583	513,00	3.47	167/	31.17	552'57'06'E	003'30'55"	6.13	20.00	33.04	21.70	29.4	N23"-3"36"E	094'39'37"
132	067	613,500	37.07	.77.5.	3.47	3,65,92,395	003'30'55"	01.2	299,00	74.27	37.35	74.08	NEEDGEST.	014"3"56"
4.18	C88	515.00	5.47	15.74	3',47	S0E28,00,6	costac'sa"	C1'8	299,00"	45,46	20.26	4D.42	A,SK,BD,BBN	007.45/08*
874.	683	515.00	3'.47'	15.74	37.47	56373915415	003730755"	6.15	20.00	31.47	29.50	25.28	2,12,2,21,72	090,00,00,
0,00,	620	513.00	3.47	1572	3',47	3,87,00,46,5	003'30'55'	252	50.00	83,55	55 28	74.16	3,61,01,974	095'44'22"
3.37"	671	513,00	32.40	18.21	32.40	37634321	993'37'99"	312	50.00	59.04	33.51	55.67	M-8E, S.SEN	087'39'33"
672	672	313,00	22.47	'8.2¢'	2247	S/47215'E	S/47215% 0953/3/*	0122	20.00	36.38	3.90'	17.74	34(2)(3/%	052'39'36"
0.36	673	315,200	E.61'	18.87	20.50	S7745'8E'6	S7743'SE'E G0574'06"	C122	20,00"	7.24	3.66	7.20	S0719'40'E	2004417
2.33	074	513.00	30.15	6.08	32.14	S8113359*F		CIZC	20.00	31.47	20.00	28.78	8480272978	0902020
6 23	623	453.00	48.12	24.08	45.10	1,90,00,825		033	391.00	23.12	11.57	23.12	2,94.29.9PS	003'46'27"
3	9	40 100	10.01	A1 01	1000	200000000000000000000000000000000000000	20 77 20 F C 20 77 77 78	2197	20100	10.20	71.00	W 18	ALL A POT DON	1212070
2000	C74	+83.00°	39.04	126.	30.03	3,30,0009VS	0043731	0128	20.00	27.88	6.74	25.68	M, de, suitan	079/32/07*
0.29	673	453.00	39.04	Se	20.00	5A0'23'08'E	0043731	5120	982.00	. W. 6.	.38re	19.37	2,60,00,109	20"37'36"
21.0	080	453.00	29.04	.6.53	36.03	3,91,94,958	004/37/81*	0130	682.00	32.83	18.42	32.83	37.1.12.1	0021630
CJ2,	051	483.00	29.04"	.624.	29,03	1,52,70,155	004/37/31	SIS	662.00	32.85	16.42	32.83	<b>JAN 35, 35, 3</b>	02275.50
743	C62	483.DC	39.04	52.6	10.01	2,95,52,34,6	0043731	C132	G82.00"	37.83	16.47	32.83	238.45,03,k	007'46'30"
0'55"	CBS	493,00	39,04	200	30 00	241.01,40,E	0043731	50.02	682,00	32,837	16.42	32.83	3,65,42,27g	0024630
0.22	294	493.00	39.01	200	39.00	937"3"52"0	0043751	il k	882.00	32.93	18.42	32.83	3,60,51,916	002/46/30
0.55	283	483.00	40.1	22.08	40.09	3,51,25,755	\$22732715"6 000716"22"	50.05	682,00	32.83	18.42	32.83	3,45,45,75	00276530
0,35,	683	485.DC	10,00	200	12.gp*	829'S3'34'E	20111111	0135	662,00°	52,85	16.42	32.83	S30744°CB*)	0.2.45.30
975	740	483.00	46.85	53.43	46.50	\$76.1.4.	00503515	5137	587.00°	35,83	16.42	37.83	2,357,35,35,2	022'46'30"
9,35	CINE	493.00	45,75	22.89	4572	\$20'42'14"E	995,52,39,	CIUM	582,00	32.83	16.42	32.83	3,80,81,938	002'46'30"
0.88.	080	493.00	15,75	22.89	15.71	\$1516.35°E	005'25'39"	2139	682.00	18.81	8.41	16.61	95875'17'E	20"3/">9"
0,8	060	453.00°	36.04	32.07	05.58	3,57,86,906	00750'01"	25	20.00	27,89"	16.75	25.68	M,609,61N	079'55'06"
0,87	163	378.DC	37.29	.888	37.28	505'44'11'E	DC5/39''0"	*:	\$25.00"	51.91	46.36	97.61	S1235'42'W	0.609,7,
0,55,0	C92	378.00	X5.81	17.92	.97, 79'	51515157F	00022339	2142	395.00	11.58	5.76	11.58	80,90,00,08	00000008
32"	CSS	378.00	35.81	17.82	35,79	\$29'42'14"E	00525'39"	043	20.00	23.80	13.54	22 42	3,95,40,95N	03811'47"
5 26*	£83	376.00"	25.56	17.79	38.50	\$20'08'45'E	90573722*	2	50.00'	42.57	23.28	422"	8/5/25/19	049:55:49*
E"22"	CS3	378.DC	10.00	5,00	10,00	\$25,00,04,F	DG1730757	945	50.00	91.27	64.58	79.12	S3172243%	"92,55,160.
8	696	378.DC	30.30	15.16	30.22	3,35,46,269	JPC,000.700	0145	50.00	37.41"	19.03	36.54	3,05,07.5ch	04231,91,
8.85	/83	378.00	30.55	'5 28'	30.04	\$37".3"52"E	0043731	047	50.00	37.41	19.63	38.54	7,99,10.10V	0423131
8,25.	DEL	378.00	20.55	5.28	30.54	5415143°E	004/37/31"	0148	50.00"	22.92	1219	23.69	M.92.91.20M	027'24'37"
b,	683	378,00	20.50	5.24	aus.	7,85,85,34,7	004/37/517	0143	20.00	6.78"	215	9.76	TUE JUNE	21872 F
0.00	018	378.DC*	30.55	.000	10.00	1,56,00,153	DG4'37'51"	0.50	774. QD	35.67	77.85	35.05	W.EV.C.DGX	PE. C.C.20
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		_			CURVE TABLE	E E		
SNIB	AT.BG	CURVE	Robius	HIDNGTH	TANGENT	CHORD	BEARING	ALT36
3,8,5	00435'51"	20	274.00	40.28	20.18	40.25	51400"8"9	98,92,900
1,90.22	20437'51"	CISS	20.00	33.11	21.77	29.45	585'47'20'9	984'50'39'
00'59'E	20137511	CIES	662.00"	45.57	22.79	45.56	371721683	11161200
3,79,11	004/45/46	0154	738.007	23.32	.5WZ.	25.52	B,12,55,E9N	DG1'55'20"
3,000,53	004118730	CISS	788.00	127.67	53.32	107.18	954'42'44"N	DOSMI'36"
3'45'E	004722'54"	CISS	20.00	22.63	12.70	21 t.	N,27,91,50N	95,05,790
1,98,6	0243037	057	326.00	8.42	401	9.42	50318/41/9	31,65,130
11.747	05000036*	0158	20.00	17.08	D. 12	,95.9	3,47,35,32N	0/18/20/07
M.FL.C		0159	10.00	38.40	25.20	37.46	S2024'07'9	042'50'57"
8'44'W	20, 25,75,	CIBO	30 00'	82.35	53.94	73.34	\$39'46'12"E	24,02,750
1,96.3	004/20/06*	CIEI	30.00	83.92	55.70	74 45	N4438.20°E	351,01,980
3,19.5	2019035	CIBO	80.00	37.60	.986.	36.51	924.4672479	043"9"8"
1,025,51	20471002	0183	zu.od*	17.00	8.70	.95.0	321,250,30,0	048'55'04"
d,bd,b	024/30/33	CISI	Jone,	43.64	38,44	35.49	204,20,20,0	120'01'46"
0'49'E	026'30'47"	CIDS	788,00	126,99	63.64	125,84	447'46'50"B	009728'25"
3,36,0	094'39'37"	O B	67.00	65,87	32.95	65,85	238.50.875	90,32,400
0'23%	014-356	0167	607.00	88.78	34,40	88.74	1,75,31,555	201,09,900
3,55,00	007.45/08	0158	97.00	397,517	155.59	387.72	S49'57'12"E	22,22,22
3,15,25	00000000	6413	787.00	70.03	35.04	70,00	S90"0"50"F	35,922,000
3,6.0	095'44'22"	CING	787.00	37.89	.886	37.86	3,80,8,988	002'45'30"
A. 65. S	087'39'33'	021	787.00	37.89	8.95	37.86	55329361	002"45"30"
3137°E	052'39'36"	0172	787.00	37.86	'8.95'	37.86	500'44'05'5	002'45'32"
9'43'E	22074417	C173	787.00	37.86	368	32.88	54758585°E	0007417327
M, 562,6	08000000	CI/4	787.00	37.80	30.6	32.88	543"3"09"E	0007455327
2745°E	003'46'27"	C175	757.00	37.69	.986	37.86	5/227'39"[	002'45'32"
3220	025/21/21*	0.36	787.007	37.66	DER.	37.86	2/80/24 BPS	002'90'32"
75/5379	21437'34"	0177	787.00	57.80	768.	37.86	8.007.00,9KS	000"45"32"
M, de, a	079/32/07*	C178	787.00	37.89	.000	35.56	321,1,452	002'40'30"
3,92,6	20"37'36"	CLVS	787.00"	89.72	34.88	69.69	3,60,9,000	25,70,000
3,51.1.	002/45/30*	CINO	832.00	34.18	67.24	134.03	N-20,86,19N	00814'25"
7,487,50	022/95/20*	COST	zu.pd*	SE. B.	35.6.	21.35	3,6295,815	07/1993/3/*
17(037)	022.40.20	CIE2	326.00	34,27	17.15	34.36	SALCES IN	CC,10,300
3,65,43	002/46/30	CIES	326,00	47,78	23.33	47.74	3,00,10.E0H	008'23'62"
3,00,E	0024630	CUM	326,00	10.39	3.25	.0.39	1,91,75.E0H	001/19/36*
3,98,38	002/45/30	CIRG	20.00	31.61	20.20	28.42	247'46'15'W	090'33'37'

	PACIFIC RAILROAD COMPANY	EL PASO, EL PASO COUNTY
	SECTION 27, BLOCK 79, TOWN	OF SECTION 27, BLOCK 79, TOWNSHII PACIFIC RAILROAD COMPANY SURVEY EL PASO, EL PASO COUNTY, TEXAS.
ION 27 BLOCK 79 TOWNSHIP	RAILROAD COMPANY SURVEYS	RAILROAD COMPANY SURVEYS

GRAPHIC SCALE

0 50 100 200

( N ICU )

1 600 - 100 7. PRELIMINARY PLAT

CONTACT: JORGE L. AZCARATE, P.E.

BY BAITAGAN

ASSOCIATES

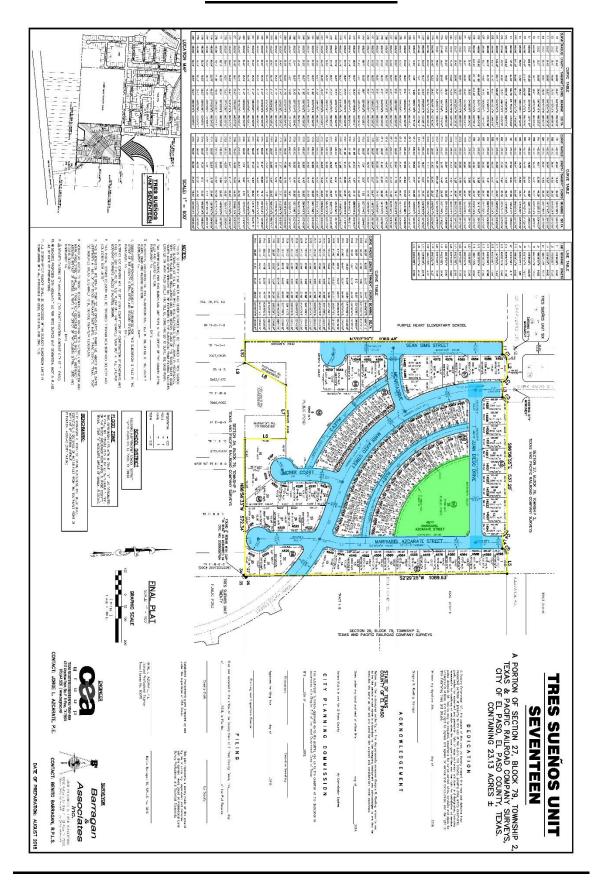
LITERATURE - TO THE CONTACT: BENTO BARRAGM, RPLS.

DATE OF PREPARATION: AUGUST 2018

O. BOWLING ENTERPRISES, LLC
ONTO NOTICE BOWLING ENTERPRISES, LLC
ONTO NOTICE BOWLING
ON TAKEN 1723-822
ON TAKEN 1723-822
CONTACT: GREG BOWLING

CONTAINING 23.13 AGRES ±

(SHEET 2 OF 2)





## CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

2772					
Legal description for the ar	rea included o	n this plat (Trac	ct, Block, Grant, etc.)		
A portion of Section	on 27, Bloc	k 79, Towns	ship 2. Texas and Pacific F	Railroad	_
Company Survey,	El Paso, E	Paso Cou	nty, Texas		
			0.000		
Property Land Uses:					
Troperty Land Cata.	ACRES	SITES		ACRES	SITES
Single-family	12,67	103	Office	ACKES	21162
Duplex	12,07	103		0.10	_
Apartment			Street & Alley	6.19	8
		-	Ponding & Drainage	2.53	_ 1
Mobile Home			Institutional		
P.U.D.	_		Other (specify below)		
Park	1.74	_ 1			-
School					
Commercial			Total No. Sites	16	05
Industrial			Total (Gross) Acreage	23.13	
What is existing zoning of	the above desc	cribed property	? PR-1 Proposed zo	ming?	PR-1
Will the residential sites, as existing residential zone(s)	s proposed, pe	rmit developme	ent in full compliance with all zon		
existing residential zone(s)	? Ye	es_X No	ent in full compliance with all zon	ing requireme	ents of th
existing residential zone(s)  What type of utility caseme	? Yo	es_X No sed: Undergro	ent in full compliance with all zon	ing requireme	ents of th
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existing residential zone(s)' What type of utility caseme What type of drainage is pr Proposed storm.sewer	? Yours are proposed? (If a	es_X_ No.  Bed: Undergroupplicable, list no capture rui	ent in full compliance with all zon und Overhead Comi nore than one) n. off and discharge into a propo	ing requirements bination of Bo	ents of th
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existing residential zone(s)?  What type of drainage is pr Proposed storm sewer.  Are special public improved is a modification or exception.	? Ye ents are propose oposed? (If a) infrastructure ments propose ion of any port	es_X_ No.  sed: Undergro  pplicable, list n  a to capture ru  ed in connection  tion of the Subc	ent in full compliance with all zon undOverheadComb nore than one) n off and discharge into a propo n with development? Yes	ing requirements bination of Boundaries on site por No	ents of the
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Planning & Inspections Department 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 212-0088

12.	Owner of record G. Bowling Enterprises, LLC.	4712 Woodrow Bean Ste. A El Paso Texa	is 79924 (915) 757-1802
	(Name & Address)	(Zip)	(Phone)
13.	Developer Bowling Enterprises 4712 Woodre	ow Bean Ste. A El Paso Texas 79924	(915) 757-1802
	(Name & Address)	(Zip)	(Phone)
14.	Engineer CEA GROUP 4712 Woodrow 8	Bean Ste. A El Paso Texas 79924	(915) 544-5232
	(Name & Address)	(Zip)	(Phone)
	*Effective September 1, 2014, a 3%	OWNER SIGNATURE:	0
	Technology fee has been added to all Planning application fees.	REPRESENTATIVE:	t /

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

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#### PLANNING AND INSPECTION DEPARTMENT - PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department Planning Division the following prior to recording of the subdivision:
  - a: Current certificate tax certificate(s)
  - b: Current proof of ownership.
  - c: Release of access document, if applicable.
  - d: Set of restrictive covenants, if applicable.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- Ensure that the subdivision improvement plans match the plat and all the proposed crosssections.
- Revise the preliminary and final plat drawings to ensure that the lots abutting the alleys reflect the 5' easement and 20' alley as proposed on the alley cross section prior to recording the plat.
- The 5' easement adjacent to the alley should be included in the dedication statement on the final plat.

#### PLANNING AND INSPECTION DEPARTMENT - LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval. No objections to proposed plats.

#### **CAPITAL IMPROVEMENTS DEPARTMENT - PARKS:**

We have reviewed <u>Tres Sueños Unit Seventeen</u>, a major combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of <u>103 Single-family</u> dwelling lots and applicant is proposing to dedicate a <u>1.74 Acre Park;</u> this subdivision is part of the Tres Sueños Land Study and Developer(s) have dedicated enough "Parkland" to comply with the minimum parkland requirements for this plat application and still have **2.50 Acres** or **250 Dwelling Units** of "Parkland credits" that can be applied towards sub-sequent subdivisions with-in the approved Land Study.

Developer(s) have dedicated & constructed five (5) "Parks" within the Land Study which have been inspected and accepted for maintenance by the City of El Paso Parks & Recreation Department and improvement for Unit #15 "Park site" are currently under construction therefore, based on the following parkland calculations, this subdivision meets the minimum parkland requirements per ordinance Chapter 19.20 - Parks and Open Space.

#### Total Dedicated Parkland calculations:

Tres Sueños #1	. 5.93 Acres	or	593 Dwelling Units
Tres Sueños #4	2.57 Acres	or	257 Dwelling Units
Tres Sueños #5	2.63 Acres	or	263 Dwelling Units
Tres Sueños #10	. 2.81 Acres	or	281 Dwelling Units
Tres Sueños #11	. 2.01 Acres	or	201 Dwelling Units
Tres Sueños #15 (Park under constructio	n) 3.04 Ac	res	or 304 Dwelling Units
Tres Sueños #17	<u>1.74 Acre</u>	es	or 174 Dwelling Units

Total Parkland Dedication Credits: 20.73 Acres or 2073 Dwelling Units

Total Required Parkland calculations:

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Tres Sueños #1 = 151 Units requires 1.51 Acres
Tres Sueños #2 = 128 Units requires 1.28 Acres
Tres Sueños #3 = 101 Units requires 1.01 Acres
Tres Sueños #4 = 172 Units requires 1.72 Acres
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Tres Sueños #5 = 136 Units requires 1.36 Acres
Tres Sueños #6 = 138 Units requires 1.38 Acres
Tres Sueños #7 = 144 Units requires 1.44 Acres
Tres Sueños #8 = 142 Units requires 1.42 Acres
Tres Sueños #9 = Multi-family
                                  0.00 Acres - Park Fees $135,320.00
Tres Sueños #10 = 162 Units requires 1.62 Acres
Tres Sueños #11 = 47 Units requires 0.47 Acres
Tres Sueños #12 = 83 Units requires 0.83 Acres
Tres Sueños #14 = 135 Units requires 1.35 Acres
Tres Sueños #15 = 122 Units requires 1.22 Acres
Tres Sueños #16 = 59 Units requires 0.59 Acres
Tres Sueños #17 = 103 Units requires 1.03 Acres
                  Total Requirements 18.23 Acres
Total Parkland Dedication Credits: 20.73 Acres or
                                                    2073 Dwelling Units
Total Requirements ...... 18.23 Acres or
                                                  1823 Dwelling Units
Remaining Parkland Credits: ...... 2.50 Acres or
                                                    250 Dwelling Units
```

This subdivision is located under "Park Zone": E-8

Nearest Park: Dreamland Park

**If** density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

#### **EL PASO WATER:**

We have reviewed the subdivision and provide the following comments:

El Paso Water (EPWater) does not object to this request.

Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

#### Water:

There is an existing 24-inch diameter water main extending along the north side of Montana Ave., approximately 12-feet south of and parallel to the northern right-of-way line of Montana Ave. This water main is available for main extensions.

There is an existing 12-inch diameter water main extending along the east side of Mark Aviso St., approximately 22-feet west of and parallel to the eastern right-of-way line of Mark Aviso St. This water main is available for main extensions.

There is an existing 12-inch diameter water main extending along the north side of Gr. Campuzano Dr., approximately 22-feet south of and parallel to the northern right-of-way line of Gr. Campuzano Dr. This water main is available for main extensions.

A looped water system extension will be required to provide service to the subject property. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

A 16-inch water main is required to be extended along Mark Aviso St.

#### Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Gr. Campuzano Dr., approximately 27-feet north of and parallel to the southern right-of-way line of Gr. Campuzana Dr. This sanitary serwer main is available for main extensions.

#### General:

EPWater-PSB anticipates providing water and sanitary sewer service by on-site main extensions. EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer. An off-site PSB easement is required for the installation of sewer main by extensions.

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

EPWater - PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

#### **CENTRAL APPRAISAL DISTRICT:**

No objections.

#### FIRE:

Recommend approval.

#### EL PASO COUNTY WATER IMPROVEMENT DISTRICT:

EPCWID has no comments on this item due to the subdivision is not within its boundaries.

#### **ENVIRONMENTAL SERVICES DEPARTMENT:**

No objections from ESD.

The developer will need to put up the fire lane signage as per the city ordinance (9.52.200.7).

Our side loader's max allowable width is approx. 18' so we don't foresee there being an issue with alley pickup in the subdivision. We do however recommend designating the alleys with a fire lane in order to prevent parking which may impedes bin collections.

#### STREETS AND MAINTENANCE:

The applicant appears to be proposing a standard 20-ft alley. We have no objections.